

## **Sanpete County Planning Commission Meeting**

June 12, 2013, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Mary Anderson, Gene Jacobson, Leon Day, Joe Nielsen, Paul Rasmussen, Nathan Palmer, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson. (Thell Stewart and Curtis Ludvigson are excused.)

Meeting is called to order by Chair Mary Anderson.

**MICKY AND TAMARA BECKSTEAD: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A WOOD SHAVING AND SAWMILL BUSINESS. LOCATED WEST OF MORONI APPROXIMATELY 1 ½ MILES ON PROPERTY OWNED BY CLIFFORD CHRISTENSEN. IT WILL BE LOCATED ON 20 ACRES OF S 25247x1 IN THE A ZONE.**

They are present. Mary Anderson reviews request. Site plan is shown. They are in the process of purchasing the land from Mr. Christensen. An existing business in Mt. Pleasant needs a stock yard for wood shaving and sawmill. Plans are to place shaver 100' (200' if possible) from property line. There will be a storage shed for the logs. They are planning to make a packed dirt road on the property to accommodate the semi trucks. They may sell firewood. They plan to build a shop in the winter or early spring.

The commission wants businesses. Gene Jacobson expressed concern of road wear and tear from trucks entering county road, dust from shavings and noise. Steve Keller signed off on location and will monitor the access. They will install a culvert. Who has the power to fix the road if the road gets broken up? Discussion ensued as to the length of approach needed to handle the trucks to maintain the road. It was agreed that 3' from the road would be sufficient to minimize damage to the road. Discussed how to deal with dust and noise. Location of shaver is discussed to alleviate the noise. If there are complaints with dust, the Beckstead's will need to come back and address the Planning Commission to maintain the conditional use permit. Mr. Jacobson mentioned fencing and water runoff so neighbors aren't affected and keeping the area free from clutter and abandoned objects. Mr. Day questioned about fire protection. Discussion ensued. The back taxes Mrs. Anderson had a concern with will be taken care of with the purchase of the property. The audience didn't have any negative comments. Motion is made by Joe Nielsen to approve a conditional use permit for a wood shaving and sawmill business. Located on the 20 acres of S 25247x1 in the A zone with the conditions of dust control management, acknowledge county is not responsible for fire, install a 3' x 40' base and asphalt or cement apron approach to property line, can build shop if done with the proper building permit and adhere to proposed site plan. Motion is seconded by Paul Rasmussen, motion passes.

**BRYANT AND NINA BLACKHAM: REQUESTS APPROVAL OF A PLAT AMENDMENT OF THE BRYANT BLACKHAM 1-LOT MINOR SUBDIVISION. LOCATED APPROXIMATELY 1 ½ MILES WEST OF MORONI ON S 25253x1 IN THE A ZONE. THEY WOULD LIKE TO ADD A 5.63 ACRE LOT TO THE SUBDIVISION.**

Nina Blackham is present. Mary Anderson reviews request. They would like to add one more lot to the subdivision. There will be three lots in the subdivision. An existing house

in on lot #1 and they will build on lot #2. Mylar is provided. They are waiting on final approval from State Engineer for change of use on the water- transfer from irrigation to secondary domestic. Fire waiver is signed. Motion is made by Paul Rasmussen to approve a plat amendment to the Bryant Blackham 1-lot minor subdivision, located on S 25253x, by adding one 5.63 acre lot to the subdivision. Motion is seconded by Joe Nielsen, motion passes.

**RICHARD AND JENETTE LANIER: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION ON THEIR PROPERTY 1 ½ MILE SOUTH OF EPHRAIM ON WILLOW CREEK ROAD. LOCATED ON 7 ACRES IN THE A ZONE ON S 6521x1.**

Todd Alder is present in behalf of Richard and Jenette Lanier. Mary Anderson reviews request. Site plan is shown. Well is in and proofed. Septic tank permit is complete. Steve Keller signed road permit. Concern from audience member about adding more than one subdivision and having enough water. They have all the required documents. Motion is made by Leon Day to approve a 1-lot minor subdivision on S 6521x1 south of Ephraim on Willow Creek Road. Motion is seconded by Nate Palmer, motion passes. Mylar will be provided and signed after the meeting, but before being heard by the County Commissioners.

**CARL SEDLAK AND 11550 PIGEON ROAD LLC: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A DUDE RANCH AND POSSIBLE TREATMENT CENTER. LOCATED APPROXIMATELY 1 ½ MILES SOUTH OF SPRING CITY ON S 27340 IN THE A ZONE ON 89.06 ACRES.**

Gwen Sedlak is present. Mary Anderson reviews request. The property is owned by 11550 Pigeon Road LLC. This is the original Wind Walker guest ranch property. Gene reviewed the conditions of the original property conditional use permit. Mrs. Sedlak requests conditional use permit to provide a place to lodge patients who have extended treatment at the treatment center in Ephraim. There would be a maximum of 45 days for staying at the lodge. In the 5-page written request they are also asking to have a women's shelter, boy's home, drug rehab facility, hosting business seminars and classes, retreats, and concerts and special events, etc. The Commission is concerned with approving all the different types of uses that are in their request. Gene Jacobson stated that though the County has approved rehabilitation facilities before, they are not anti drug facility, but the question is what is the specific use of the land. Commission is concerned about licensing for drug rehab center and the categories that will come with that business. If the Commission did approve the permit, they would with a condition that the use doesn't include a need for a permit from the State. Educated her on regulations for rehab centers. The commission wants the lodge to be successful, but would like the Sedlak's to address exactly what they want to use the land for. All of the items listed would need to be instituted within a year in order for them to remain in effect on the conditional use permit. Mrs. Sedlak questioned if the lodge is not occupied for treatment, then could they have the option of use for dude ranch. The Commission approves combining the dude ranch with patients, but the women shelter, boy's home, and drug rehab doesn't combine with the dude ranch and lodging for patients and other ideas. Motion is made by Joe Nielsen to table until next month to allow the petitioners to write up another general plan to decide which direction they want the land to be used for. Motion is seconded by Leon Day, motion passes.

**SCOTT OLSEN, ZONING ADMINISTRATOR: DISCUSS AND APPROVE OF CHANGES AND CORRECTIONS ON PLACEMENT AND WORDING OF REFERENCES IN THE SANPETE COUNTY SUBDIVISION ORDINANCE TITLE 13; CHANGE 13.21.010: A, G, H- REQUIREMENTS FOR MINOR SUBDIVISIONS.**

Scott Olsen is present. He presented changes to the placement and wording of sections in the Subdivision ordinance to make the ordinance read and search more easily.

1. Change and move location of and reassign all references to and within Chapter 13.21.090 HB 1001 Exemption to **13.12.070**. (Chapter 13.12 is titled *Procedure*)

2. Add to Chapter 13.12.070 HB 1001 Exemption heading and all references therein, to read **13.12.070 HB 1001 Agricultural 100 Acre Exemption**.

3. **Add** to paragraph sentence: the requirements of Chapter 13.21 do not apply; **Remove:** the word “this” before the word “chapter”.

4. Move location of Chapter 13.16 Concept Plan and all references therein and reassign Chapter numbers in subdivision title and within Chapter 13.16 to **Chapter 13.22 Concept Plan**.

5. Move location of Chapter 13.20 Preliminary Design Plan and all references therein and reassign Chapter numbers in subdivision title and within Chapter 13.20 to **Chapter 13.23 Preliminary Plan**.

Motion is made by Leon Day to approve these additional changes of numbers 1-5 for placement and wording of the references in the Sanpete County Subdivision Ordinance. Motion is seconded by Gene Jacobson, motion passes.

Mr. Olsen presented changes to the requirements for minor subdivision by revising 13.21.010 A, G, and H. Discussed limiting minor subdivisions to existing County roads or an approved private road. The ordinance in the A zone requires a 40' easement, 20' road which if a private road needs to be developed frontage needs to continue onto the property 200' (100' frontage in Buffer Zone). Discussed subdivision definitions used in Tooele County. Mr. Day would like to have the ordinance include: land being dedicated along existing county roads, lots should front a county road or approved private road, and a minor subdivision shouldn't include construction and dedication of new infrastructure or be part of a larger subdivision or include commercial or industrial uses. Discussed the benefits of the changes. Mr. Olsen will write up the ordinance to include additional suggestions. This item will be brought back next month for further discussion and approval.

**APPROVAL OF MINUTES**

Motion is made by Paul Rasmussen to approve the Planning Commission minutes of May 8, 2013 with minor corrections. The motion is seconded by Leon Day, and the motion passes.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Paul Rasmussen, and the motion passes.

The meeting is adjourned at 8:27 P.M.